



**Tillamook Urban Renewal Agency
210 Laurel Avenue
Tillamook, Oregon 97141**

Phone: 503-842-2472

Fax: 503-842-3445

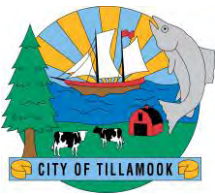
**Public Meeting Notice
September 28, 2011 - 5:30 PM
Tillamook City Hall – 210 Laurel Avenue – Tillamook Oregon 97141
Meeting Agenda**

1. **Call to Order and Roll Call**
2. **Approval of Minutes:** Regular Meeting Minutes of September 14, 2011
3. **Approval of Bills: None**
4. **Approval of Financial Report:** August 31, 2011
5. **Public Non-Agenda Items:** Public Concerns/Comments (5 minute limitation).
6. **Pending Business:**
 - a) 3rd Street Improvement Project – Mark Labhart, Tillamook County Commissioner
 - b) Plan Amendment Progress – Chairman Hurd
 - c) 1st Street Parking Lot TURA/City of Tillamook Contract – Chairman Hurd
 - d) Beals Building Project Progress – Chairman Hurd
 - e) Streetscapes Pilot Project Proposal – Lynda Casey
7. **New Business: None**
7. **Committee Reports: None**
8. **Correspondence/Information:**
 - a) Sense of Place Graph from the OPI Conference
 - b) Tillamook County Statement of Revenues – August 2011
 - c) Chairman's Letter to the Associations Committee
9. **Concerns of the Board/ Non-Agenda Items**
10. **TURA Meetings:**
 - a) Regular Board Meetings – October 12 and October 26, 2011 @ 5:30 pm
11. **Adjournment**

This is a public meeting per ORS Chapter 192. The Board reserves the right to adjourn into Executive Session per ORS 192.660. The meeting location is accessible to persons with disabilities. Please contact the office of the City Manager of Tillamook at 503-842-2472 should special accommodations be required for citizens with visual or hearing impairment. Persons with hearing impairments may contact the Oregon Relay Service at 1-800-648-3458 (TDD) OR 1-800-648-4442 (VOICE)

**Posted September 26, 2011
Tillamook Fire District * Tillamook City Hall * Tillamook County Library *Tillamook County Court House**

Agency Board Members:
Chair: Don Hurd; Vice-Chair: Carolyn Decker
Joe Martin, John Sandusky, Alene Allen, Lynda Casey, Dave Schrom
Administrator: Paul Wyntergreen, Executive Assistant: Debbi Reeves



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TURA Regular Meeting
Wednesday – September 14, 2011 - 5:30 P.M.

Board Members Present:

Chairman Don Hurd
Vice Chair Carolyn Decker
Alene Allen
Lynda Casey
Dave Schrom
John Sandusky

Board Members Absent:

Joe Martin

Staff Present:

Paul Wyntergreen: Administrator
Debbi Reeves: Executive Assistant

Guests/Public:

Liane Welch, Tillamook County Public Works Director
Jeanette Steinbach, Tillamook County Public Works Department

- 1) **Call to Order and Roll Call:** Chairman Hurd called the meeting to order at 5:30 p.m. Reeves did the roll call. Martin was absent. All other board members were present.
- 2) **Approval of the Minutes:** Chairman Hurd asked if there were any corrections or additions to the minutes.
 - Schrom made a motion to approve the minutes of August 24, 2011 as submitted. Decker seconded the motion. Ayes were received by all board members seated. The motion passed unanimously.
- 3) **Approval of the Bills:** Chairman Hurd said the bills are a total of \$12,909.75 for approval. (NOTE: A revised bill list was handed out to the board prior to the meeting). He asked Reeves to comment. She mentioned a billing for the new CPA's and the bond insurance for the board are included in the bills to be paid. She also mentioned the payments for the Tillamook County Quilt Trail brochures and the initial work on the Beals Building.
 - Decker made a motion to pay the bills in the amount of \$12,909.75 (checks #569 - #581). Allen seconded the motion. Hurd called for the vote and ayes were received by all board members present so the motion passed unanimously.
- 4) **Public Non-Agenda Items:** None

5) **Pending Business:**

- a. **3rd Street Improvement Project:** **Chairman Hurd** asked Tillamook County Public Works Director **Liane Welch** to begin her presentation. **Welch** introduced her assistant **Jeanette Steinbach**. She went on to explain the 3rd Street project was moving ahead as planned. The design and specifications are 99% done. She anticipated that contract bidding would begin in January 2012. The board asked questions about the costs, ROW's and storm drainage, which she answered and explained.

Welch then asked if she could make a short presentation to the board regarding the Tillamook County Road Department Asset Management Annual Performance Report. The board said they would like to hear the report so **Welch** proceeded to explain revenues, expenditures and all aspects of budgeting for Tillamook County roads and the department in whole. At the end of the presentation, the board asked several questions about finances. **Schrom** noted the hard work and efforts of **Welch** in obtaining grant funding for the county was of great value. The board thanked **Welch** and **Steinbach** for their time.

There was a brief discussion about Phase 1 of the 3rd Street Project and **Welch** stated the City would take possession of 3rd Street once the project is completed. It is currently a county maintained road.

Chairman Hurd mentioned Phase 2 of the 3rd Street Project which **Welch** went over. She mentioned she is working on grant funding now and will bring this back to the TURA board on September 28th. **Wyntergreen** spoke about the City water line project and that the bids were far higher than anticipated. The City will potentially have to look at other options. He also mentioned they are working on a way to add the water line upgrades back into the 3rd Street Project rather than as a separate project. He explained. **Welch** noted Phase 2 of the project is from Marolf Loop Road to Wilson River Loop Road and the costs will be approximately \$1.1 million. The board asked questions about sidewalks and funding.

- b. **Plan Amendment & Contract:** **Chairman Hurd** asked the board if they were ready to discuss and approve the contract for **Elaine Howard Consulting**. He noted that **Wyntergreen** had made comments by email regarding insurance. **Wyntergreen** commented on the Scope of Work and budget part of the contract. There was discussion about costs for Professional Liability and raising the limit to \$250,000 or \$500,000. **Hurd** would like the board's consent to move forward for signatures once all questions of the board have been addressed satisfactorily. **Wyntergreen** and **Hurd** will work together on this. (NOTE: A copy of the proposed contract was handed out prior to the meeting).

- **Schrom made a motion to approve the contract for Professional Services between TURA and Elaine Howard Consulting for Plan Amendment services, subject to her response to comments and questions presented by Wyntergreen, and clarification of costs and limits of Professional Liability, and to instruct the Chairman to sign once these have been addressed satisfactorily. The motion was seconded by Allen. Hurd called for the vote and ayes were received by all board members seated. The motion passed unanimously.**

- c. **1st Street Parking Lot: Wyntergreen** explained the lease agreement/contract was at the office of **John Tuthill & Associates** and attorney **Sam Kuzma** was working on it. He mentioned the City and TURA each had to sign a disclosure and consent since the office works independently for each as a client and needs authorization to work on both together as one client. **Wyntergreen** explained the reasons. He noted the contract could be ready for approval at the October 3rd City Council meeting. There was a short discussion about the parking lot and maintenance.
- d. **Beals Building Project: Chairman Hurd** said the painters have repaired, cleaned and primed the building and are starting to paint now. He explained the trim color is an issue and a different color may need to be selected by the owner and the board. **Hurd** also mentioned he has been contacted by the owner of the Coliseum Theatre next door, who is also interested in painting his building. **Hurd** noted everything is making nice progress. *(NOTE: A handout of the YTD costs of the project was given to the board).* **Schrom** asked about the **Stricker Engineering** Inspection and **Reeves** will email him a copy of that report for his review. **Hurd** explained why the board hired **Stricker** initially and this was discussed.

6) **New Business:**

- a. **3rd Street Engineering August 2011 Invoice:** **Chairman Hurd** mentioned the billing for the 3rd Street Project for the month of August is \$18,861.35.
 - **Sandusky made a motion to approve the invoice of \$18,861.35 to Tillamook County Public Works. The motion was seconded by Allen. There was no discussion. Chairman Hurd called for the vote. Ayes were received by all board members present. The motion passed unanimously.**
- b. **Board Discussion of 3rd Street Project Phase 2, ODOT Intersection, and Finances:** **Chairman Hurd** spoke about the US 101/OR 6 ODOT Intersection project. He mentioned there could be several businesses that may need assistance with relocation. He spoke about the Phase 2 part of the 3rd Street project. Both of these upcoming projects could have a substantial financial impact on TURA. There was discussion about this and the properties affected in the intersection. **Wyntergreen** noted the design portion of the intersection will take about a year and they will begin this winter. **Hurd** noted this would

Agency Board Members:

Don Hurd: Chairman; Vice Chair; Carolyn Decker
 Joe Martin, John Sandusky, Alene Allen, Lynda Casey, Dave Schrom
 Administrator: Paul Wyntergreen, Executive Assistant: Debbi Reeves

be a topic at most of the meetings in the future as TURA looks at this more thoroughly.

7) **Committee Reports:**

- a. **Streetscapes Committee:** Casey reported the Streetscapes Committee would have a proposal ready for the next board meeting on September 28th regarding the 2nd Street Pilot Project.

- 8) **Correspondence:** Sandusky asked why TURA received the letter from David Mast regarding the PUD transmission line relocation. Schrom noted he had reviewed the letter and understood why the Mast's were concerned. There was board discussion. Chairman Hurd asked if the board should respond to the letter and it was the consensus not to respond, as TURA has no involvement with the Mast property as it is outside the district. Hurd noted TURA has not looked at or discussed the line relocation from a health issue standpoint. Wyntergreen said the City Council will be having a study session with the PUD before the council meeting and that the PUD is asking for consent to go across City property at the regular council meeting on September 19th. Allen asked questions about the voltage of the new lines. Wyntergreen noted that transmission lines are always a controversial issue. There was also some discussion of setbacks.

- 9) **Concerns of the Board:** Chairman Hurd asked for concerns of the board. Casey asked if Joe Martin was still on the TURA board as he had mentioned at the last meeting he was going to resign. Wyntergreen said the issue would have to go before the council for a decision and the Mayor would make the appointment. She asked about the Quilt Trail brochures, which Reeves will give her copies of.

Wyntergreen noted he would not be at the meeting for the September 28th as he would be at the LOC meeting in Bend.

Allen commented on meetings that she has been attending concerning Tillamook County and funding. There was some discussion regarding county TRT funding and the conditions of county roads.

- 10) **Meetings:** The next regular TURA meeting is September 28, 2011 at 5:30 p.m.

- 11) **Adjournment:** Chairman Hurd adjourned the meeting at 6:35 P.M.

Prepared by:
Debbi Reeves
Administrative Assistant

Reviewed by:

Don Hurd – Chairman

Tillamook Urban Renewal Agency

Financial Statements

August 31, 2011

Bryan P. Fitzsimmons, CPA

***2015 N.W. 39th Street, Suite 200
Lincoln City, Oregon 97367
Phone (541) 994-3333 Fax (541) 994-8116***

Accountant's Compilation Report

To the Board of Directors
Tillamook Urban Renewal Agency
Tillamook, Oregon 97141

I have compiled the accompanying statements of cash receipts, disbursements and balance with annual budget to interim actual comparisons for the General Fund and Tax Increment Fund of Tillamook Urban Renewal Agency (a governmental agency) as of and for the two months ended August 31, 2011. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the cash basis of accounting.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the cash basis of accounting and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements. The budget and actual comparison information is presented only for supplementary analysis purposes and was compiled from information that is the representation of management.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the cash tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the agency's assets, liabilities, equity, revenue, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.



Bryan P. Fitzsimmons
Certified Public Accountant
September 20, 2011

Tillamook Urban Renewal Agency
General Fund
Statement of Cash Receipts, Disbursements and Balance
with Annual Budget to Interim Actual Comparisons
For the Two Months Ended August 31, 2011

	Month of Aug 2011	Year to Date 2011	Annual Budget	Over (Under) Budget \$	% of Budget
Resources & Receipts					
40001 • Beginning Fund Balance - 7/1/2011	-	137,722.47	140,000.00	(2,277.53)	98.37%
27200 • Long Term Loan Repaymt Income	1,000.00	2,000.00	12,000.00	(10,000.00)	16.67%
27210 • Short Term Loan	39,018.84	114,993.26	504,000.00	(389,006.74)	22.82%
45031 • Interest Earned	50.34	101.87	500.00	(398.13)	20.37%
45035 • Late Charges & Fees	-	-	1,500.00	(1,500.00)	0.0%
Total Resources & Receipts	40,069.18	254,817.60	658,000.00	(403,182.40)	38.73%
Disbursements:					
Materials and Services:					
62100 • CONTRACT SERVICES					
62142 • Financial/Audit Service	221.00	3,033.50	10,500.00	(7,466.50)	28.89%
62143 • Engineer/Archi Services	250.00	250.00	3,000.00	(2,750.00)	8.33%
62144 • Design/Enviro Studies	-	-	2,500.00	(2,500.00)	0.0%
62145 • Internet Web Services	34.25	50.75	500.00	(449.25)	10.15%
62146 • Appraisals Inspections	-	-	200.00	(200.00)	0.0%
62110 • IGA Services (City Tillamook)	-	1,500.00	37,695.00	(36,195.00)	3.98%
62140 • Legal Services	644.00	696.50	5,000.00	(4,303.50)	13.93%
62141 • Consulting Fees	-	-	25,000.00	(25,000.00)	0.0%
Total 62100 • CONTRACT SERVICES	1,149.25	5,530.75	84,395.00	(78,864.25)	6.55%
65000 • OPERATIONS					
65005 • Legal/Advertise/Publica	-	-	1,500.00	(1,500.00)	0.0%
65020 • Postage	-	-	300.00	(300.00)	0.0%
65040 • Office Supplies	-	-	1,500.00	(1,500.00)	0.0%
65110 • Bank Fees	10.00	15.06	-	15.06	100.0%
Total 65000 • OPERATIONS	10.00	15.06	3,300.00	(3,284.94)	0.46%
65100 • OTHER TYPES OF EXPENSE	195.12	195.12	-	195.12	100.0%
68300 • TRAVEL AND MEETINGS					
68310 • Agency Comm Meet Exp	-	48.00	500.00	(452.00)	9.6%
68330 • Conference Education	-	-	200.00	(200.00)	0.0%
Total 68300 • TRAVEL AND MEETINGS	-	48.00	700.00	(652.00)	6.86%
Total Materials and Services	1,354.37	5,788.93	88,395.00	(82,606.07)	6.55%
70000 • CAPITAL OUTLAY					
70070 • Facade Loan Grant	-	-	50,000.00	(50,000.00)	0.0%
70100 • Streetscape Beautification	-	-	10,000.00	(10,000.00)	0.0%
70105 • Land/Prop Purch/Develop					
70106 • Project Fees	-	374.65	-	374.65	100.0%
70148 • TLC Loan #148 3rd St Engineerin	34,018.84	46,621.46	-	46,621.46	100.0%
70151 • TLC Loan #151 Parking Lot	5,000.00	68,371.80	-	68,371.80	100.0%
70105 • Land/Prop Purch/Develop - Other	-	-	358,000.00	(358,000.00)	0.0%
Total 70105 • Land/Prop Purch/Develop	39,018.84	115,367.91	358,000.00	(242,632.09)	32.23%

See Accountant's Report

**Tillamook Urban Renewal Agency
General Fund
Statement of Cash Receipts, Disbursements and Balance
with Annual Budget to Interim Actual Comparisons
For the Two Months Ended August 31, 2011**

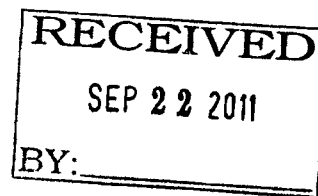
	<u>Month of Aug 2011</u>	<u>Year to Date 2011</u>	<u>Annual Budget</u>	<u>Over (Under) Budget \$</u>	<u>% of Budget</u>
70107 - Reserved Agency Project	-	300.34	121,000.00	(120,699.66)	0.25%
Total 70000 - CAPITAL OUTLAY	<u>39,018.84</u>	<u>115,668.25</u>	<u>539,000.00</u>	<u>(423,331.75)</u>	<u>21.46%</u>
Total Disbursements	<u>40,373.21</u>	<u>121,457.18</u>	<u>627,395.00</u>	<u>(505,937.82)</u>	<u>19.36%</u>
Net Change/Ending Fund Balance	<u>(304.03)</u>	<u>133,360.42</u>	<u>30,605.00</u>		
Components of Fund Balance:					
Cash held in TLC account		\$ 6,015.54			
Cash held in US Bank account		6,970.57			
Cash held in LGIP #3702		118,584.01			
Due From Tax Increment Fund		<u>1,790.30</u>			
		<u>\$ 133,360.42</u>			

See Accountant's Report

**Tillamook Urban Renewal Agency
Tax Increment Fund
Statement of Cash Receipts, Disbursements and Balance
with Annual Budget to Interim Actual Comparisons
For the Two Months Ended August 31, 2011**

	Month of Aug 11	Year to Date 2011	Annual Budget	Over (Under) Budget \$	% of Budget
Resources and Receipts					
80001 • Beginning Fund Balance - 7/1/2011	-	49,067.28	30,000.00	19,067.28	163.56%
83690 • Interest Earned - TIF	22.72	43.95	500.00	(456.05)	8.79%
83680 • Prior Years' Taxes Received	1,175.50	2,868.62	7,000.00	(4,131.38)	40.98%
83677 • LGIP 3677 Tax Revenues Received	-	-	240,000.00	(240,000.00)	0.0%
Total Resources and Receipts	1,198.22	51,979.85	277,500.00	(225,520.15)	18.73%
Disbursements:					
86000 • Loan Repayments					
86110 • Repay Special Payments	-	-	11,500.00	(11,500.00)	0.0%
86145 • Repay TLC #145 Cameron	-	-	42,000.00	(42,000.00)	0.0%
86148 • Repay TLC #148 Third St. Engin	737.58	1,549.69	36,000.00	(34,450.31)	4.31%
86149 • Repay TLC #149 Janac Combined	-	-	46,000.00	(46,000.00)	0.0%
86151 • Repay TLC #151 Parking Lot	-	240.61	22,500.00	(22,259.39)	1.07%
86111 • Anticipated Repayment - Playgrd	-	-	4,800.00	(4,800.00)	0.0%
Total 86000 • Loan Repayments	737.58	1,790.30	162,800.00	(161,009.70)	1.1%
87000 • Other Disbursements					
85110 • Bank Fees - TIF	10.35	20.70	1,500.00	(1,479.30)	1.38%
Total 87000 • Other Disbursements	10.35	20.70	1,500.00	(1,479.30)	1.38%
Total Disbursements	747.93	1,811.00	164,300.00		
Reserve for Future Debt Service	450.29	50,168.85	113,200.00		
Components of Fund Balance:					
Cash held in LGIP #3677		\$ 51,959.15			
Due to General Fund		(1,790.30)			
		<u>\$ 50,168.85</u>			
Loan Balances:					
TLC Loan #145 Cameron Property		\$ 110,790.81			
TLC LOC #148 Third Street Improvement		244,088.84			
TLC Loan #149 Janac Consolidation of Loans		164,531.85			
TLC LOC #151 Parking Lots		101,241.40			
		<u>\$ 620,652.90</u>			

See Accountant's Report



MEMORANDUM

Date: September 22, 2011
To: Don Hurd, Paul Wyntergreen, Mark Labhart
From: Liane Welch, Tillamook County Public Works *Liane*
Subject: 3rd Street Enhancement Project Local matching costs and schedule and challenges

Hi All:

We are nearing the completion of Phase 1 design. TURA is also exploring the potential to apply for a Flex Fund grant to final the design and construct Phase 2.

The following is a schedule of match requirements. Detail information is also included.

Phase 1:

Local Match Due **December 2011**

TURA = \$65,000

City of Tillamook = \$10,000

Tillamook County Public Works = \$135,971.24

Phase 2:

Local Match Due \$15,000 **Spring 2012** (Design)

Local Match Due \$405,000 **Winter 2012** (Construction)

Local match distribution has not been discussed. The County will not have any funds for these matching funds.

Challenges:

Yesterday I received ODOT's construction cost estimate for Phase 1. It is about \$580,000 over our engineers cost estimate, which we don't have the funds for. Our team has invested significant resources during the design of the project. I will be working with ODOT and our engineering team to either:

1. scale back the project
2. find new sources of federal or state money
3. dissect the cost estimates to determine if its inflated too much
4. or a combination of all of the above

I will keep you updated and informed of my progress.

PHASE 1

TILLAMOOK COUNTY 3RD STREET ENHANCEMENT PROJECT

Project Funding

MATCHING FUNDS COMMITMENT.

Type	\$ Value	Source	
Sponsor's Cash on Hand	\$ 135,971.24	Tillamook County Public Works	
	\$ 10,000.00	City of Tillamook	
	\$ 65,000.00	Tillamook Urban Renewal Agency	
Sponsor 's Future Cash			
Cash from other sources			
Total CASH	\$ 210,971.24		
Donated Materials			
Donated Property			
Donated Agency Staff Time	\$ 12,714.20	180 hours total Staff Time	
Volunteer Labor/Services			
Total IN-KIND	\$ 12,714.20		

PHASE 2

3rd Street Phase 2 - Marolf Loop to Wilson River Loop

Engineering/Environmental		
Design	\$	20,000
Survey	\$	10,000
ROW - 17 parcels	\$	85,000
Environmental - historical, haz mat, biological	\$	28,000
Construction cost estimate, not including roadwork	\$	478,169
construction engineering	\$	100,000
Subtotal		\$ 721,169

15% contingency (including
roadwork)

\$ 108,175

Subtotal	\$ 829,344
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10.27% match

\$85,174

Road work not covered by Flex
Funds

\$ 334,000

Total local match

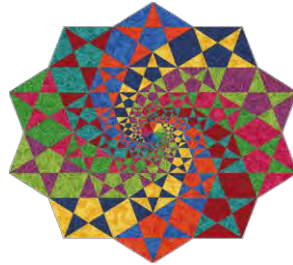
\$419,174

PHASE 2

SUMMARY OF LOCAL 10.27% MATCH							
AND DUE DATES							
DESIGN				20,000			
SURVEY				10,000			
ROW				85,000			
ENVIRONMENTAL /HISTORICAL				28,000			
				143,000	X 10.27%=\$14,686 would be due between		
					April and June, 2012		
CONSTRUCTION				419,174	less \$4,686=\$404,488 would be due		
					June, 2013		
TURA PORTION OF \$65,000 FOR PHASE 1 WILL BE DUE DECEMBER, 2011							

TURA Streetscapes Committee

Pilot Program Recommendations



Second Street is recommended as the Pilot Program area for the downtown to be used to develop designs and themes for use by TURA on multiple east/west streets in coordination with the 2015 reconstruction of Highways 101 & 6. The resulting designs and themes can also be used by ODOT in their designwork for the north/south couplet which commences this winter 2012.

The Second Street Pilot Program would be divided into two phases (detailed below):

1st Phase – between Pacific & Ivy

2nd Phase – between Laurel & Stillwell

These two phases would each start with the easy-to-do, inexpensive, 'low-hanging fruit' and progress to the more expensive, capital projects. The architectural/street themes to be developed, in addition to building on the quilting theme, harken back to Tillamook's haydays in the 1930's & 40's with the eventual restoration of brick facades, vintage signage, and the reestablishment of acorn street lamps, & other classic street furnishings (benches, trash, spittoons, ash buckets, etc.).

Phase I – 2nd Street (Ivy to Pacific)

General Projects:

Signs for free parking off second.

Request that the Public Works Committee evaluate one-way traffic patterns in vicinity.

Get all traffic/parking signs and poles (4x4 Port Orford Cedar in sleeves) uniform.

Keeping in mind vision clearances for cars, locate an appropriate number of sponsored benches, ash buckets, & flower arrangements/bushes in moveable pots/cages, and install flush 'no-trip' sleeves in sidewalks for flags/banners/ special event signs. Establish a seasonal round of vertical Banners

A tree program compliant with the Town Center Plan needs to be developed for 2nd Street, which keeps trees on southside of street low-growing due to power lines

overhead, but looks at other options on the northside where more shade is of benefit. A maintenance program should be part.

The stamping of street names in the concrete curbs on the street corners should be preserved even though the street names are different now.

Establish window painting program for vacant and/or willing store fronts that allows for differing artists to render depictions of local attractions and events as determined by the UR Agency (Debbi to circulate example memo at meeting). Needs to have a system for artist rotation, artist payment, owner permission, and removal upon demand.

Establish mural painting program that identifies key facades for public art.

Establish a system for weather durable sculptures that do not present a safety hazard (available for sale and periodic rotation) to be attached to sidewalks through the use of mollied-in 'no-trip' threaded sleeves.

Develop a common 1930's & 40's theme for signs, including sandwich boards, and UR offers to pay for such signs subject to certain restrictions on number and design.

Remove any related design barriers in Planning Codes.

Events: (Coordinate them through a central clearinghouse calendar)

Organize a 'Company's Coming'/'Paint the Town' event for next June to clean-up downtown, including all Awnings and weeding/replanting of planters.

Launch a Quilts, Wine, Arts, Cheese, & Chocolate (QWACC) walk

Expand the 'Garage Sale' weekend to include sidewalk sales downtown.

Develop a long-range program that spread events out around the calendar in order to keep dollars flowing all year and so that they are multi-day thereby enhancing lodging & the multiplier effect.

Specific Projects:

Rainy Day Books – Refurbish hanging sign @ corner, paint trim around windows on upper floor. Some sidewalk repair needed. Owner is open to assistance.

Facilitate the removal of the plywood on 2nd Street Market and replacement with entry.

Blue Moon –Encourage Agency to paint trim around windows and investigate the removal of the tin façade and refurbishing the tile work at the entrance

Develop a recommendation regarding electric boxes @ the southwest corner of 2nd & Main which Planning required building owners to screen: enforce or assist?

Alderman Bldg, 1914 2nd Street - The main entrance needs to be refurbished and the awnings need to be fixed, cleaned, and painted. Explore limbing up or removal of tree in front of 2nd Street Coffee.

Develop a recommendation for cleaning up the alley between 1908 2nd St. & 1910 2nd St. does not go through (deadends); vacate or develop into streetspace?

Masonic bldg. - Encourage Agency to investigate the removal of the tin façade. Repaint bench @ WCC and front brick.

Develop an ironwork or other streetscape design to frame the exterior of the parking lot on the corner of 2nd and Ivy on the south side. Encourage installation of an Electric Vehicle Refueling station at this intersection.

Paint front & side of former Lincare bldg. where Aaron K. Photo is now located. The back of the buildings around the parking lot need to be cleaned up and repainted.

Clean and touch-up the awnings and paint on the building which Anderson Florists is in. Improve loading zone along this frontage.

Phase II – 2nd Street (Laurel to Stillwell)

General Projects:

Incorporate pavers/ brickwork along the curb edge and/or embedded patterns into the sidewalk and consider the use of rolled curbing throughout. Standardize street lighting into historic acorn style.

Implement/build above-described 1930's & 40's theme for architecture/signs, and streetscape improvements and traffic pattern changes. Extend street improvements from end-to-end of project area.

Strive to enhance the 'Taste of Tillamook/Made In Tillamook' concept by encouraging niche businesses with a culinary focus. Tillamook was and is the center of commerce (not a beach town) for an extremely rich and productive region upon which we thrive, not by being competitive, but by being compatible and supportive. We should 'pair ourselves with cheese' and promote chocolates, small fruits, flowers, truck produce, beer, clams, crabs, oysters, and other sea harvests (The Coastal Cornucopia).

Promote Second-hand Centers ('Soon to be Antiques')

Events:

Implement long-range event program developed above including cultural celebrations such as Carnivale/Chinese New Year/etc..

Specific Projects:

Implement viable façade improvements identified above.

Memorandum



To: TURA Chairman and Board of Directors
From: Debbi Reeves, Executive Assistant
Date: 9/22/2011
Re: Window Painting Artists

The following are local artists that are interested in the Town Center Window Painting Project:

- 1) LEEANNE CLEMENT - She is a local artist and has done some window painting in Tillamook. I do not have any samples of her work.
- 2) MARCIA WILSON - She does local art and has a studio up the Wilson River Highway. She has samples of her work at www.artwanted.com/artist.cfm?ArtID=5906. She asked questions such as, who will supply the materials, what is the pay, will the art be painted on glass or 3-D displays? I did let her know the project is still in the proposal stage. I am attaching a sample of her work.
- 3) CHAZ LAKE - He is a local spray paint artist and has a Facebook site with samples of his work. Though he mostly does spray paint art he is interested in other types of painting. Website is www.facebook.com/chazlakespa. I have attached samples of his work.
- 4) SHON LENZO - A local artist (Nehalem) has contact me by email. He noted in his email he does gold leaf, glass etching, sandblasting, murals, design, graphics, etc. I do not have any samples of his work yet.

September 22, 2011

There were several others I spoke with that had either moved away or were not interested. I got a couple of referrals for Betty Rolston and Suzanne Weber as potential artists.

Thank you.



Chaz Lake



Char Lake

artwanted.com

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[Home](#) » [Browse](#) » [Marcia Wilson](#) » [Main Portfolio](#)

Marcia Wilson: Main Portfolio

[Gallery](#) | [Store](#) | [Slide Show](#) | [Biography](#) | [My Blog](#)

25 Portfolio Images

Image Size: [Small](#) | [Med](#) | [Large](#)



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Coppertop Checks Out the Irises



Junior Puma



Cape Kiwanda Morning After the Storm



What, I Already Dashed Through The Snow.



Tide's Out



Wingin' It



Flower Show Judge



Serenade



Mother Knows First



Lost and Found



It Even Rained at the Beach



Home For Christmas



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Art Slam

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An approach to environmental perception/cognition and place-making

PLANNING & DESIGN

MOST FAMOUS LANDMARKS

- ### MOST VISITED CITIES

- ## IMAGEABILITY & IDENTITY

PLANNING & DESIGN

CLARITY & LEGIBILITY

PLANNING & DESIGN

PLANNING & DESIGN

WORLD EVENTS

GRAPHICS

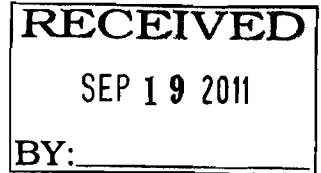
- URBAN DESIGN
ARCHITECTURE

CHARACTERISTICS & FEATURES

PLANNING & DESIGN

Typical design elements include architecture, graphics, landscape, public art (i.e. Cows on Parade), signage, streetscape and urban design. These elements are perceived as urban characteristics and features, and they collectively create an urban "character" or "personality." Design elements should include "city comforts" (i.e. drinking fountains) and "delicate details" (i.e. informational plaques) that enable a sense of discovery. Design should encourage periodic and regular, but not daily, passage of time (daily, seasonal, generational). Public open spaces should be designed as "stages" for transforming experiences.

TILLAMOOK COUNTY
Statement of Revenues and Expenditures - Taxing Districts
 989 - Tillamook Urban Renewal District
 From 8/1/2011 Through 8/31/2011



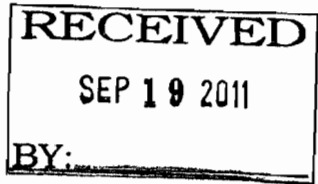
		Current Period Actual	Current Year Actual
Revenues			
Property Taxes - Current	4010	0.00	0.00
Property Taxes - Previous	4011	1,176.14	2,868.62
Interest	4699	0.20	0.84
Total Revenues		1,176.34	2,869.46
Distributions & Transfers			
Distributions to Districts	9104	1,176.34	2,869.46
Total Distributions & Transfers		1,176.34	2,869.46

Tax year	Taxes	Interest	TOTAL
10-11	939.34		939.34
09-10	266.59	0.14	266.73
08-09	167.66		167.66
07-08	277.63		277.63
06-07	0.00		0.00
05-06	0.00		0.00
04-05	0.00		0.00
03-04	0.00		0.00
02-03	0.00		0.00
01-02	0.00		0.00
Total	1,651.22	0.14	1,651.36

989 TILLAMOOK URBAN RENEWAL
 210 LAUREL AVENUE
 TILLAMOOK OR 97141

POOL NUMBER: 3677
 DATE: 16-Sep-11

TILLAMOOK COUNTY
Expanded General Ledger
989 - Tillamook Urban Renewal District
From 8/1/2011 Through 8/31/2011



GL Code	Effective Date	GL Title	Document Number	Debit	Credit	Transaction Description
1110		LGIP #4169 - General	Opening Balance			
1110	8/12/2011	LGIP #4169 - General	3677081211		0.00	
1110	8/12/2011	LGIP #4169 - General	TX1108	1,176.14		Pool Transfers to Districts 08/11
1110	8/12/2011	LGIP #4169 - General	UI0811	0.20		Tax Distribution 08/11
						Unsegregated Interest 08/11
			Transaction Total	1,176.34	1,176.34	
Balance 1110		LGIP #4169 - General		0.00		
4010		Property Taxes - Current	Current Balance	0.00		
Balance 4010		Property Taxes - Current		0.00		
4011		Property Taxes - Previous	Opening Balance		1,692.48	
4011	8/12/2011	Property Taxes - Previous	TX1108		1,176.14	Tax Distribution 08/11
			Transaction Total	0.00	1,176.14	
Balance 4011		Property Taxes - Previous			2,868.62	
4699		Interest	Opening Balance		0.64	
4699	8/12/2011	Interest	UI0811		0.20	Unsegregated Interest 08/11
			Transaction Total	0.00	0.20	
Balance 4699		Interest			0.84	
9104		Distributions to Districts	Opening Balance	1,693.12		
9104	8/12/2011	Distributions to Districts	3677081211	1,176.34		Pool Transfers to Districts 08/11
			Transaction Total	1,176.34	0.00	
Balance 9104		Distributions to Districts		2,869.46		
			Balance 989 - Tillamook Urban Renewal District	0.00		



**Tillamook Urban Renewal Agency
210 Laurel Avenue
Tillamook, Oregon 97141**

Phone: 503-842-2472

Fax: 503-842-3445

9-22-2011

To the Association Committee members;

As the Tillamook Urban Renewal Agency (TURA) is so different, I felt that an explanation would be of a value to everyone.

TURA's funding, Tax Increment Funds, (TIF) are collected from within the Tillamook Urban Renewal District and with few exceptions must be spent on projects within that same district. TURA's activity within that district is guided by the Tillamook City Comprehensive Plan, the Town Center Plan, and the TURA Plan. From these three plans have come the justifications and directions for several large projects and a score of very minor projects.

Briefly, our goals are those of the Tillamook City Council but written somewhat differently. We can spend money on almost everything the city values, within the boundary of the TURA District, but with special emphases on the revitalization of both the commercial and residential interests, and on city infrastructure that furthers the goals of the TURA Plan.

The following can serve as an example of how wide that authorization actually is:

First, the IOOF Building Restoration Project, with costs to TURA of \$312,000. The results, eighteen new businesses, and encouraging pedestrian traffic. Then the purchase of two vacant properties from which we created a large off street parking area. TURA's cost was \$395,000. Results, a tradeoff of car spaces with the city will create additional short term parking in the core area. Next would be the creation of an ongoing Facade enhancement program. The Diamond Art Jewelry Building and the Beal Building are examples of this program. Results, it improves the first impression of Tillamook's commercial area. Last in this major project overview is the Third Street Improvement Project, the first phase of which is from Pine Street to Marolf Loop Road, with costs to TURA of approximately \$500,000. Results, an area without curbs, sidewalks, adequate paving, and a storm water drainage system, with additional lighting, will correct that. We are now attempting to find funds for the second phase from Marolf Loop Road to the Wilson River Loop Road with cost to TURA of some \$400 to \$500 thousand dollars.

The Third Street Improvement Project is by far our most ambitious undertaking. The first phase impacts eleven commercial properties and forty- five residential properties. The ODOT Flexible Funds Grant we received for the first phase is \$1.8 million dollars and the second phase grant, if we are successful, will be \$1 million or more. What should also be of interest to many is the IGA (Inter Governmental Agreement) we created between the City,

Agency Board Members:

Chairman Don Hurd; Vice-Chair Carolyn Decker;

Joe Martin, John Sandusky, Alene Allen, Lynda Casey, Dave Schrom

Administrator: Paul Wyntergreen, Executive Assistant: Debbi Reeves



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Tillamook County, and TURA. Without it and the efforts of County Commissioner Mark Labhart and County Public Works Director Liane Welch, this project was not possible.

During the above, we were also involved in other projects that ranged from a few hundred to several thousand dollars.

If you consider the three plans that guide TURA, and the goals and guidelines laid out by the creators of TURA, you will quickly see that the intention is to draw shoppers into the core area and to revitalize the entire commercial area, and to improve and strengthen the residential areas.

The “cc” on our e-mails does not refer to Cash Cow, nor are we a bank, and we insist that our money must leverage additional private investment in the project. So there are restrictions and requirements of what we can spend the TIF money on and where we can spend that money. Obviously, there are also numerous issues that we can aid financially, but once we find the right project we must also establish its priority, as we have other projects that are also in various stages of requesting financial support.

I believe that the Association Committee is a great idea and I also feel certain that the TURA Board will jump at the chance to join with this group in one or more projects.

Thank you.

Don Hurd
TURA Chairman

Agency Board Members:
Chairman Don Hurd; Vice-Chair Carolyn Decker;
Joe Martin, John Sandusky, Alene Allen, Lynda Casey, Dave Schrom
Administrator: Paul Wyntergreen, Executive Assistant: Debbi Reeves